



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: DANIEL DOBERSTEIN
2. Mailing Address: 3911 E. SHELTON ROAD
WILLCOX AZ 85643
City State Zip Code
3. Telephone Number of Applicant: (520) 507-2437
4. Telephone Number of Contact Person if Different: ()
5. Email Address: drdfab@gmail.com
6. Assessor's Tax Parcel Number: 305 - 73 - 020 B (Can be obtained from your County property tax statement)
7. Applicant is (check one):
 - Sole owner: ☒
 - Joint Owner: ☐ (See number 8)
 - Designated Agent of Owner: ☐
 - If not one of the above, explain interest in rezoning: _____
7. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:
 - List attached (if applicable): _____
8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:
 - If corporation, corporate resolution designating applicant to act as agent: ☐
 - If partnership, written authorization from partner: ☐
 - If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:

- Copy of deed of ownership: ☐
- Copy of title report: ☐
- Copy of tax notice: ☒
- Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- Yes ☐ No ☒

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes ☐ No ☒

- If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: RU-4

14. Indicate proposed Zoning District for Property: LI

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: D (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: RURAL (A County planner can provide this information.)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: SHOP: 1250 ± SF,

STORAGE CONTAINER: 405 ± SF, DRILL/TAP MACH: 950 ± SF

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: NO CHANGE OF USE

19. Are there any deed restrictions or private covenants in effect for this property?

- No ☒ Yes ☐
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes ☐ No ☐

- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

ALAMO LANE

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? PRIVATE MAINTENANCE AGREEMENT TO MAINTAIN ALAMO LANE FROM SHELTON TO SITE ACCESS.

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? 2

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	WELL	METER WATER USE FROM NEIGHBOR'S WELL
Sewer/Septic		NEW SEPTIC SYSTEM
Electricity	SSVEC	
Natural Gas	—	
Telephone	VOIP	
Fire Protection	WILLCOX DISTRICT	

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

SEE ATTACHED.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: David B. [Signature]

Date: 1-26-2012

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260

Answer to question 24

Use of property (repair services and manufacturing, wholesaling, warehousing, distribution or storage of goods) was approved as a special use. The 5,000 SF limit on total development, however, restricts potential growth of the business. Anticipated growth will require up to 14,500 SF of structures.

Use is permitted in the proposed LI (Light Industrial) zone. Proposed development will comply with site development standards except as follows:

- Existing shop and storage container is within the required setback
- Owner requests relief from requirement to screen abutting undeveloped Residential-zoned property to the east and south
- Owner requests relief from the requirement to screen outdoor storage as the quantity varies greatly and access to it is frequent

Property is within Comprehensive Plan Category D with Rural Designation and is primarily surrounded by undeveloped land. The property is proximate to Faria Dairy which is zoned (HI) Heavy Industrial.

Impact on roads is expected to be minimal; anticipated traffic is not expected to increase much beyond that which is already generated by the special use. Owner will sign a private road maintenance agreement to maintain Alamo Lane from Shelton Road to his property access points. Owner proposes to close one of the three existing access points to Alamo Lane.

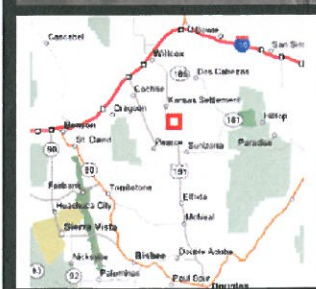
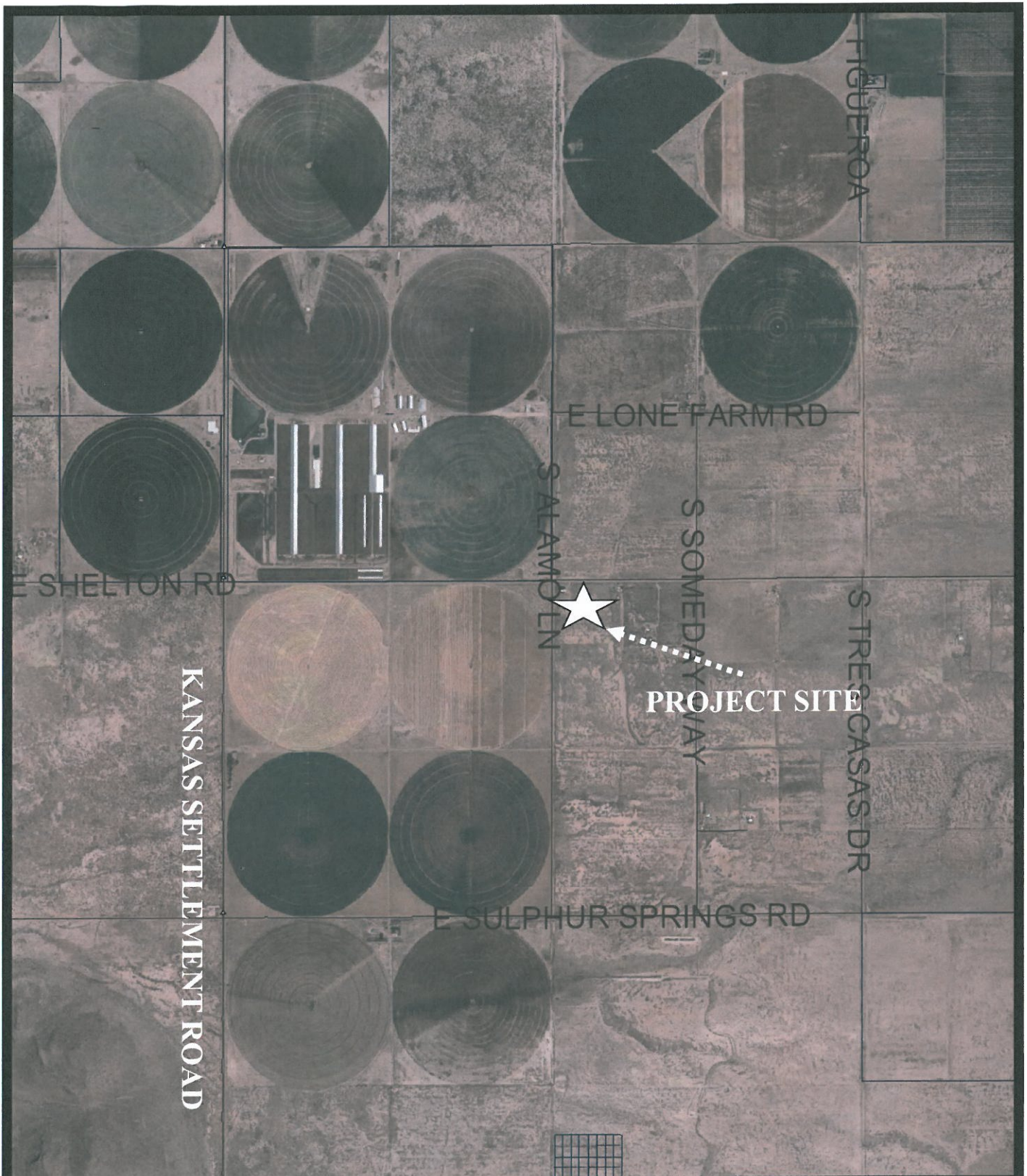
Impact on other public facilities is nil. There are no unique topographic features. Water usage is minimal.

We do not anticipate major public opposition as the use is already existing and many of the neighbors are also customers.

Use of hazardous materials is minimal and all precautions will be taken to mitigate their impact.

It is our opinion that this use does not have a negative impact on the neighborhood and is consistent with the HI zoning of Faria Dairy.

261 A



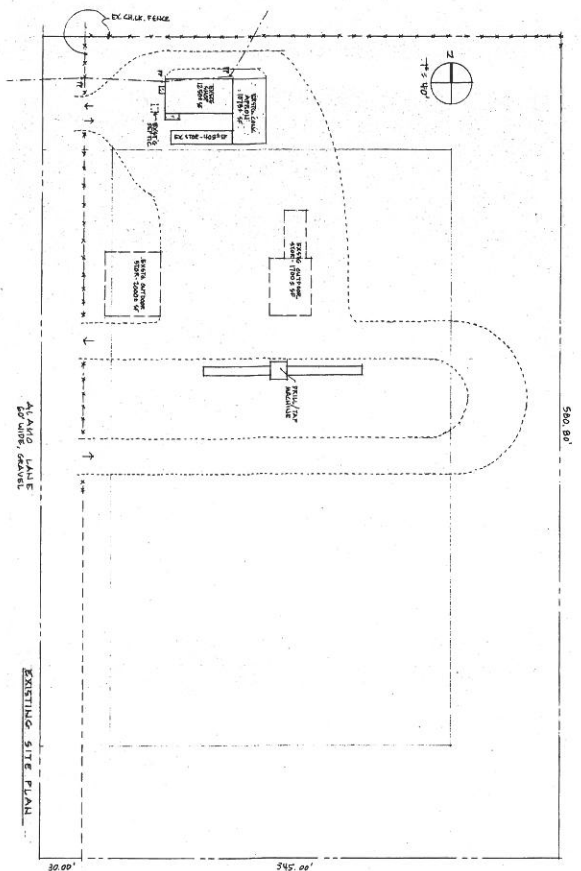
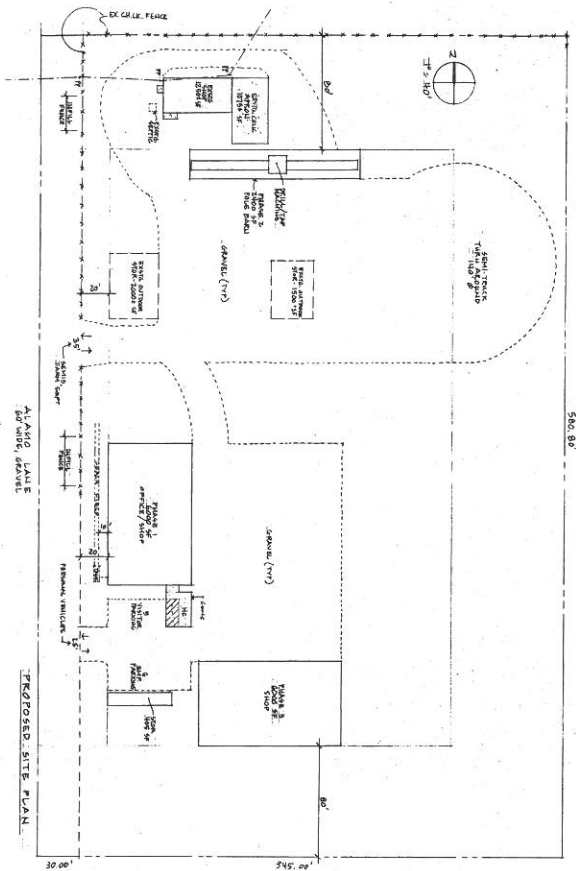
**Z-12-04
(Doberstein)**

This map is a product of the
Cochise County GIS



0 1" = 2175'

26B



NO.	REVISION	DATE	BY	CHK
1	SK-3	10/12	SK-3	SK-3
2	SK-3	10/12	SK-3	SK-3
3	SK-3	10/12	SK-3	SK-3
4	SK-3	10/12	SK-3	SK-3
5	SK-3	10/12	SK-3	SK-3
6	SK-3	10/12	SK-3	SK-3
7	SK-3	10/12	SK-3	SK-3
8	SK-3	10/12	SK-3	SK-3
9	SK-3	10/12	SK-3	SK-3
10	SK-3	10/12	SK-3	SK-3

DRD FABRICATING
3911 EAST SHELTON ROAD
APN 305-73-020B
WILLCOX, COCHISE COUNTY, AZ 85643



RAYMOND KLUMB ARCHITECT
571 NORTH FRONTAGE ROAD
PO BOX 128
PEARCE, AZ 85625
PHONE: (520) 838-3333
FAX: (520) 838-3344
AZ 10108 NJ AZ 12328 IN AZ 00497 PA 11806

263

January 21, 2012

Dear Neighbor:

My name is Daniel Doberstein and I own and operate DRD Fabricating on Alamo Lane just south of Shelton Road. My business has been approved as a special use, but in order to expand beyond the limitations of a special use permit, I am applying to Cochise County to have my 5-acre property re-zoned from Rural to Light Industrial.

My business is custom fabrication of metals and plastics and repair of agricultural equipment. Most of my customers are local agricultural businesses. The balance of my work is for the mining industry. The first phase of my proposed expansion is a 1-story 3,200 SF or 6,000 SF building depending on how much use can be made of the existing building on the property. My long range plan includes a second 1-story building of 6,000 SF. In addition to myself, I currently employ 2 persons; ultimately I may have as many as 6 employees.

Business hours are 7 AM to 5 PM Monday through Saturday. We don't make much noise, we don't emit noxious odors, we don't use much water and our outdoor lighting will be shielded. Access to the property is from Kansas Settlement Road east on Shelton and then south on Alamo. Traffic includes personal vehicles, farm equipment and, on average, one tractor-trailer per week.

Your input is important to us. Make sure your questions are answered.

Thank you for your consideration.

Please submit written comments to: Daniel Doberstein
DRD Fabricating
3911 E. Shelton Road
Willcox, AZ 85643

Email comments: drdfab@gmail.com

Call me: (520) 507-2437

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244

REZONING: Docket Z-12-04 (Doberstein)

☒ YES, I SUPPORT THIS REQUEST

Please state your reasons:

We own the parcel adjacent to the west
of the Doberstein property. Daniel has been a good neighbor
and has demonstrated that he is a responsible businessman
and proven himself to be an asset to the community.

☐ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

JOHN J. TERRY (TERRY BROS FARMS)

SIGNATURE(S):

[Signature]

YOUR TAX PARCEL NUMBER: 205-47-003 (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS _____

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on April 2, 2012, if you wish the Commission to consider them before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Keith Dennis, Senior Planner

Cochise County Planning Department 520.432.9240
1415 Melody Lane, Building E
Bisbee, AZ 85603
kdennis@cochise.az.gov
Fax: 520.432.9278

COCHISE COUNTY

MAR 30 2012

PLANNING

265